090.0	0002	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	751,300 / 751,300
					USE VALUE:	751,300 / 751,300
					ASSESSED:	751,300 / 751,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
179		WASHINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCHILLER ZACHARY A
Owner 2:	BUTTERWORTH EDITH J
Owner 3:	
Street 1:	179 WASHINGTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RODRIGUEZ CLAUDIO E & JULIA A -
Owner 2:	-
Street 1:	179 WASHINGTON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .139 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 1572 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6041.000	329,700	700	420,900	751,300
Total Card	0.139	329,700	700	420,900	751,300
Total Parcel	0.139	329,700	700	420,900	751,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 477.93 /Parcel: 477.93

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 57538

GIS Ref

GIS Ref

Insp Date 10/20/18

!7289!

PREVIOUS ASSESSMENT

Parcel ID 090.0-0002-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	329,700	700	6,041.	420,900	751,300		Year end	12/23/2021
2021	101	FV	320,300	700	6,041.	420,900	741,900		Year End Roll	12/10/2020
2020	101	FV	320,300	700	6,041.	420,900	741,900	741,900	Year End Roll	12/18/2019
2019	101	FV	220,100	0	6,041.	426,900	647,000	647,000	Year End Roll	1/3/2019
2018	101	FV	220,100	0	6,041.	318,700	538,800	538,800	Year End Roll	12/20/2017
2017	101	FV	220,100	0	6,041.	288,600	508,700	508,700	Year End Roll	1/3/2017
2016	101	FV	220,100	0	6,041.	276,600	496,700	496,700	Year End	1/4/2016
2015	101	FV	207,800	0	6,041.	234,500	442,300	442,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:19:27

LAST REV

Date	Time
04/29/21	09:30:18
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7289

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RODRIGUEZ CLAUD	71335-447	1	7/18/2018		785,000	No	No		
DAVENPORT PATRI	66771-367		2/5/2016		545,000	No	No		
DAVENPORT PATRI	26188-16		4/1/1996		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/16/2021	305	Redo Bat	25,070	C				
10/2/2018	1431	Insulate	5,000	C				
9/7/2016	2148	Solar Pa	4,564	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/7/2019	SQ Returned	JO	Jenny O
10/20/2018	MEAS&NOTICE	HS	Hanne S
1/31/2008	Meas/Inspect	372	PATRIOT
3/7/2000	Inspected	276	PATRIOT
1/28/2000	Mailer Sent		
1/28/2000	Measured	264	PATRIOT
8/7/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	57538
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6041		Sq. Ft.	Site		0	70.	1.00	5									420,861						420,900	

Total AC/HA:	0.13868	Total SF/SM:	6041	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	420,861	Spl Credit		Total:	420,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.31793892
Const Adj.:	0.99960202
Adj $ / SQ:	171.264
Other Features:	102000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	405089
Depreciation:	75347
Depreciated Total:	329743

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	7	BRs:	3	Baths:	2	HB	1					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

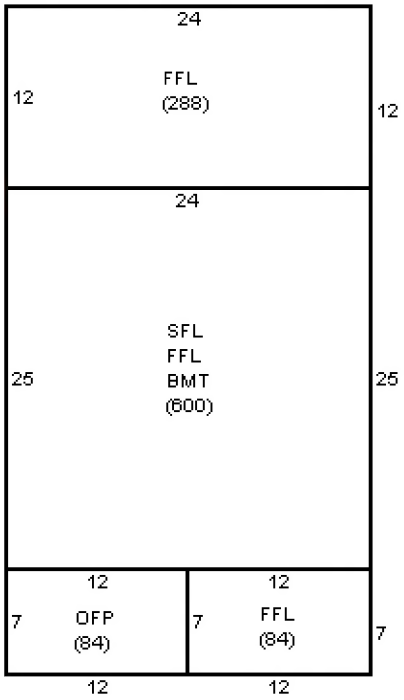
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	171.26
Special Features:	0	Val/Su Net:	146.14
Final Total:	329700	Val/Su SzAd	209.73

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	972	171.260	166,468
BMT	Basement	600	51.380	30,827
SFL	Second Floor	600	171.260	102,758
OFP	Open Porch	84	36.130	3,035
	Net Sketched Area:	2,256	Total:	303,088
Size Ad	1572	Gross Area	2256	FinArea 1572

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

090.0-0002-0002.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	8X24	A	AV	2010	4.20	T	7.2	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:	Total: 700